

FOR LEASE OR SALE

Freestanding ±80,792 SF Distribution Building



635 Gellhorn Drive, Houston, Texas 77029



±76,447 SF
Warehouse Area



±4,345 SF
Office Area



±4.96 ACRES
with ±5,000 SF of
Outside Storage



SPRINKLERED



±25'
Clear Height



POWER
1200 Amps, 480 Volts,
3 Phase

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Property Overview



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PROPERTY HIGHLIGHTS

- » ±80,792 SF Total
- » ±4,345 SF Office
- » ±4.96 Acres
- » Concrete, Tilt-Wall Construction
- » (9) Loading Doors / Front Load Configuration:
 - Six (6) 9'x10' Dock High Doors with Two (2) Levelers
 - One (1) 9'x10' Semi Dock Door
 - Two (2) Ramps: One (1) 9'x10' and One (1) 12'x10' Door
- » ±25' Clear Height
- » 1200 Amps, 480 Volt, 3 Phase
- » T-5 Lighting
- » Sprinklered
- » 50' x 50' Column Spacing
- » ±40 Car Parking Spaces
- » ±5,000 SF Outside Storage

ADVANTAGES

- » Strategic East Houston location offering excellent proximity to the Port of Houston, CBD, and major inter-modal facilities.
- » Immediate connectivity to I-10, 610 Loop and Houston Ship Channel, providing efficient regional and port access.
- » Versatile infrastructure featuring multiple loading positions, heavy power capacity, and outside storage, supporting a wide range of uses including logistics, manufacturing, and 3PL operations.
- » Strong surrounding industrial labor pool with quick access to a workforce-dense population.

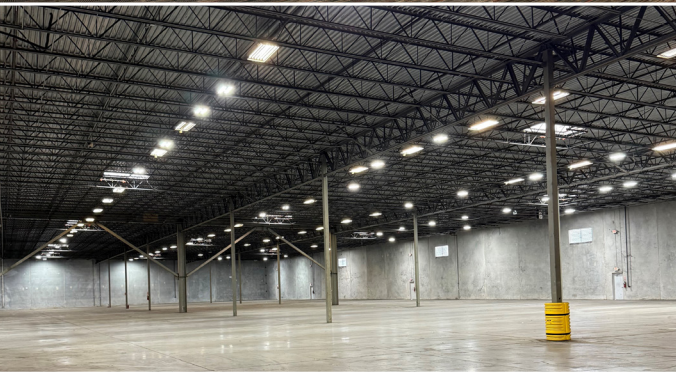
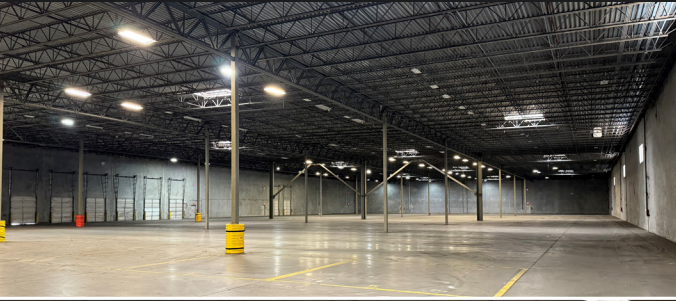
For Lease: \$0.56 / SF NNN + \$0.22 / SF OPEX

For Sale: \$9,452,664.00

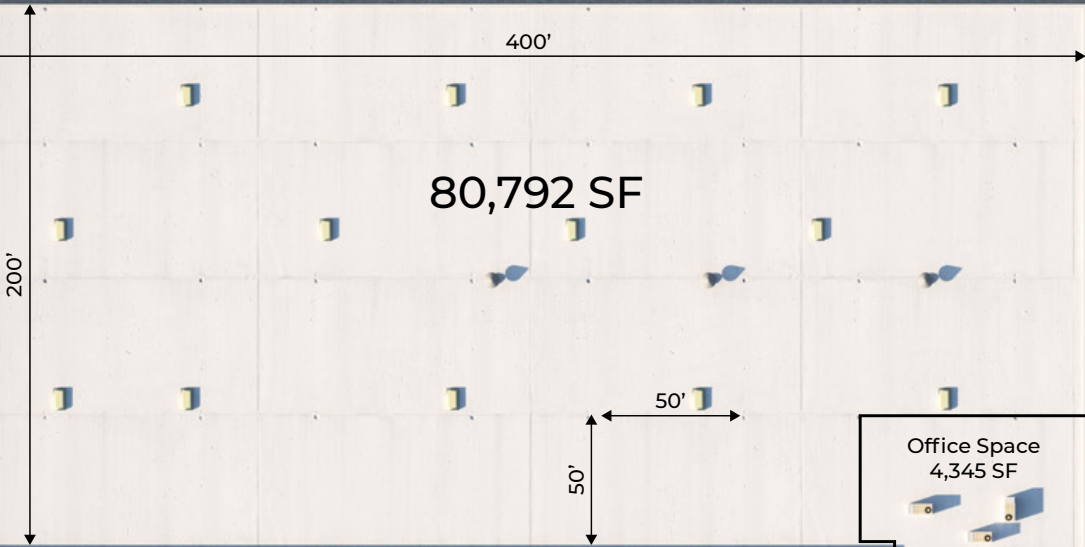


635 GELLHORN DRIVE, HOUSTON, TEXAS 77029

Building Highlights



Building Site Plan



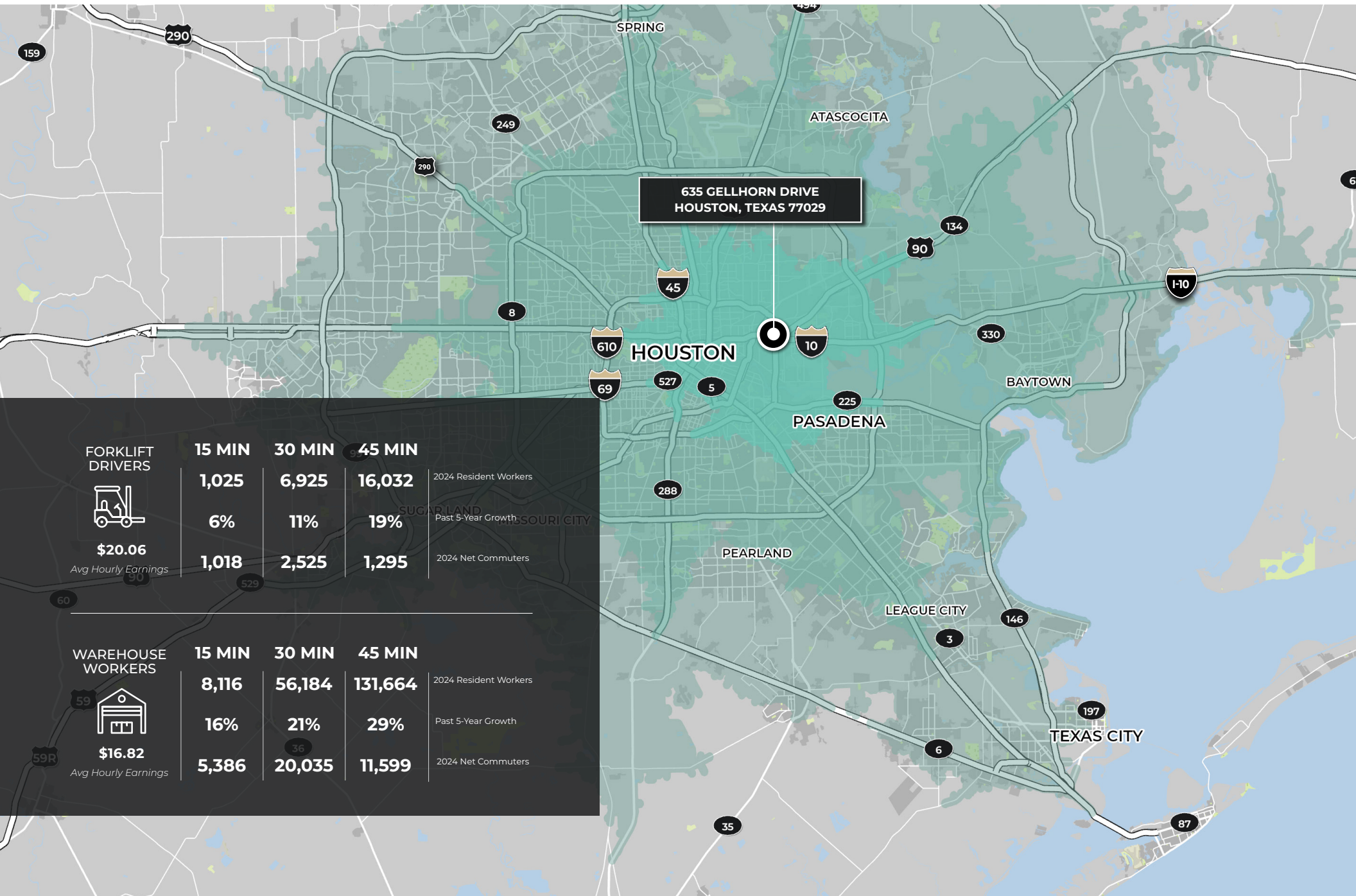
Outdoor Storage

Office Space
4,345 SF



12 Car Parks

150'

Labor Map



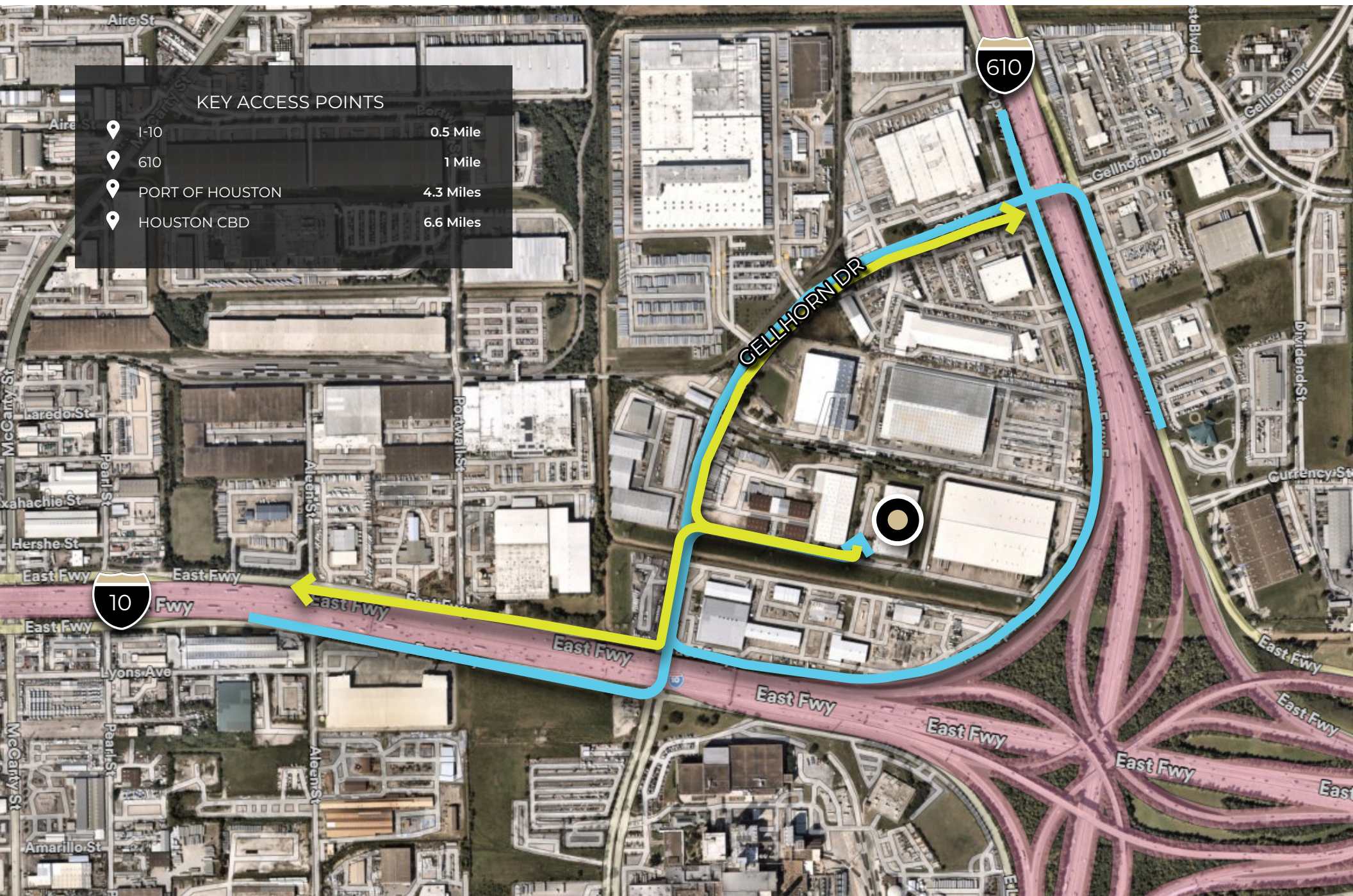
**635 GELLHORN DRIVE
HOUSTON, TEXAS 77029**

	15 MIN	30 MIN	45 MIN	
FORKLIFT DRIVERS				
	1,025	6,925	16,032	2024 Resident Workers
\$20.06	6%	11%	19%	Past 5-Year Growth
<i>Avg Hourly Earnings</i>	1,018	2,525	1,295	2024 Net Commuters
WAREHOUSE WORKERS				
	8,116	56,184	131,664	2024 Resident Workers
\$16.82	16%	21%	29%	Past 5-Year Growth
<i>Avg Hourly Earnings</i>	5,386	20,035	11,599	2024 Net Commuters

Ingress / Egress Map



KEY ACCESS POINTS		
📍	I-10	0.5 Mile
📍	610	1 Mile
📍	PORT OF HOUSTON	4.3 Miles
📍	HOUSTON CBD	6.6 Miles



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Photos



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